

SALTISFORD, WARWICK CV34 4TT



A DELIGHTFUL TWO BEDROOMED MID TERRACED HOUSE SITUATED IN CENTRAL WARWICK WITH SECURE ALLOCATED PARKING. THE PROPERTY COULD BE AVAILABLE UNFURNISHED.

- Central Warwick
- Restrictions: Pets by Arrangement
 - Gated Parking
 - Private Rear Garden
- Unfurnished Option Available
 - Available: Immediately
 - EPC: 53 (E)

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Furnished/unfurnished

£895 PCM

This well proportioned two bedroom mid terraced cottage in the heart of Warwick needs to be seen to be appreciated!

With a cosy living room and a spacious kitchen diner which leads out to the private fenced garden and gated parking at the rear, this house is perfect for a young professional couple or family that wants everything that Warwick has to offer.

To complete the accommodation there is a spacious master bedroom, a family bathroom and a further single bedroom. This property is currently furnished but there is an option to have the property unfurnished if that is your preference.

This property is close to the train station, Warwick Hospital and has great transport links to beyond. Viewing is strongly recommended to appreciate this property!

Living Room 9'3" x 11'6" (2.836 x 3.514)

Neutral carpets and decor to walls and ceiling. Window to front elevation, a wooden slated blind and neutral curtains, electric heater below, stone effect mantelpiece with marble effect hearth with chrome modern electric fire. Two seater sofa and arm chair, patterned rug, one chrome lamp with matching base, light point to ceiling with shade, white painted wooden door.

Kitchen Diner 11'6" x 9'4" (3.529 x 2.845)

Tiled flooring throughout and neutral decor to walls and ceiling, UPVC double glazed door and window to rear elevation.

Fitted kitchen with a range of floor and wall units, integrated double electric oven with electric hob and extractor fan above, built in stainless steel sink. Integrated fridge/freezer and slim line dishwasher. Door leading down to the cellar and a further door which opens to the carpeted stairs leading upstairs.

First Floor Landing

Carpeted in neutral carpet, walls and ceiling decorated in neutral decor, light point to ceiling, smoke detector to ceiling.

Bedroom One 11'5" x 8'3" (3.497 x 2.533)

Carpeted throughout, walls and ceiling in neutral decor, window to front elevation with secondary glazing panel. White double bed with double mattress, white bedside table, white chest of drawers, electric heater, two light points to ceiling.

Family Bathroom

White fitted suite with low level WC, pedestal wash hand basin, frameless large mirror above, bath with shower over and a chrome heated towel rail. Tiling to walls and floors.

Bedroom Two 9'4" x 6'3" (2.859 x 1.917)

Carpeted to floor in neutral carpet, neutral decor to walls and ceiling, window to rear elevation with green roller blind, one light point to ceiling, single bed with single mattress, white wardrobe and alcove providing a shelved area.

Tanked Cellar

A run of kitchen units and a washing machine, light, power and ventilation. Large desk and chair.

Outside

To the rear is an enclosed garden mainly hard landscaped with mature plants in various beds. Patio area with water butt. At the rear of the garden, is the gated parking space.

Tax Band

The Council Tax Band is B

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Lettings Disclaimer

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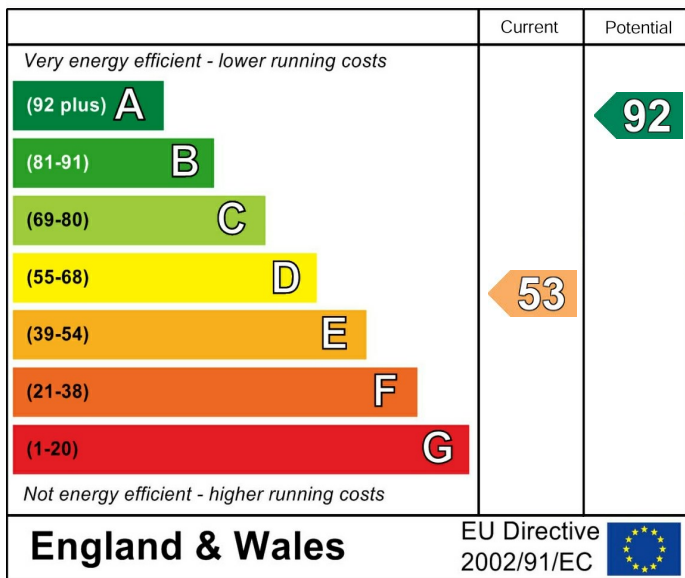






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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

